

Georgia Department of Natural Resources
Environmental Protection Division

2 Martin Luther King Jr. Drive, Suite 1456, Atlanta, Georgia 30334
Judson H. Turner, Director
(404) 656-4713

NOV 01 2015

Mr. Jim Buice
Pulte Homes Corporation
2475 Northwinds Parkway
Suite 600
Alpharetta, Georgia 30009

RE: Request for Variance under Provisions O.C.G.A. 12-7-6(b)(15)
The Terraces at Oakdale
Townhome Construction
Cobb County

Dear Mr. Buice:

The Georgia Environmental Protection Division's Watershed Protection Branch has reviewed your stream buffer variance application for the subject project. The review was conducted to consider the potential impacts of the proposed project's encroachment on State waters within the context of the Georgia Erosion and Sedimentation Act and General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the stream buffer variance application for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent there is a request in the buffer variance application to conduct land-disturbing activities within 25-foot areas located immediately adjacent to State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered, and is not included as a part of the variance granted herein.

Pursuant to DNR Rule 391-3-7.05(2)(h), authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated May 20, 2015. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions:


- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;
- 3) All disturbed areas must be seeded, fertilized and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;

- 4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by the Cobb County for this project;
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by the Cobb County;
- 7) Post-construction stormwater management systems must be maintained to insure pollutant removal efficiencies for water quality protection; and
- 8) Under criterion (h), the applicant must purchase 68 stream mitigation credits from an USACE approved mitigation bank that serves the Barnett Farms Mitigation Bank at least 14 days prior to any land disturbance on site. The sales receipt verifying the credit purchase shall be forwarded to EPD by return receipt certified mail (or similar service) by the applicant to document buffer mitigation compliance.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," Cobb County is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Peggy Chambers, Erosion and Sedimentation Control Unit, NonPoint Source Program, at (404) 651-8549.

Sincerely,



Judson H. Turner
Director

JHT:pc

cc: Honorable Tim Lee-Chairman, Cobb County Board of Commissioners
Rob Hosack-Cobb County Community Development Agency
Wade Gilbert-Travis Pruitt & Associates, Inc.
Matthew Kaczinski-Planners and Engineers Collaborative
Jeff Durniak-WRD-Fisheries
John Loughridge-GSWCC
Jim Cooley-EPD-Cartersville

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